

HISTORIC LANDMARK COMMISSION
SEPTEMBER 26, 2011
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-2001-0010
Deep Eddy Pool
401 Deep Eddy Avenue

PROPOSAL

Add ADA ramp and storage shed, repair pool surface and widen pool to add beach entry, widen pool deck, upgrade finishes on well houses, reconstruct terrace walls.

PROJECT SPECIFICATIONS

1. New storage shed: Construct new approx. 20' x 14' structure southeast of pool area. Materials proposed to be concrete masonry unit walls, topped with PVC coated chain link screen panels, corrugated metal roof panels, and PVC coated chain link screen panel gates..
2. Well houses: Upgrade exterior materials to 4" chopped limestone, hollow metal doors and corrugated metal roof panels on well houses to the southeast, south and west of pool
3. Existing storage shed (northeast of pool): Install new hollow metal door and corrugated metal roof panels, remove rust on existing rebar grill and repaint black, remove and replace existing grout as needed.
4. Existing fence enclosure (south of pool): Remove enclosure.
5. Pool:
 - a. Remove existing, non-historic, retaining walls around pool deck to accommodate widening of deck.
 - b. Construct new limestone wall surrounding pool deck to match the existing retaining wall, but with a full-width cut limestone cap.
 - c. Widen pool deck for accessibility.
 - c. Expand pool 13'-0" to the west to accommodate zero depth accessible entry.
 - d. Structurally rehabilitate pool floor
6. New accessible ramp: Construct new 8'-0" wide elevated ramp from Bath House to southeast corner of pool deck. Ramp will connect to pool house patio area at existing wall opening, which will be widened to 6'-0". Ramp will be elevated on concrete plinths, have metal channel frame with trex decking. Railing to be steel pickets connected at deck structural frame.

STANDARDS FOR REVIEW

The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.

- Changes which have taken place over time are evidence of the history and development of a building, structure, or site and its environment. Recognize and respect the changes, which may have acquired significance in their own right.
- Treat with sensitivity distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site.
- Repair, rather than replace deteriorated architectural features wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Base the repair or replacement of missing architectural features on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- Clean the surface of structures with the gentlest means possible. Do not undertake sandblasting and other cleaning methods that will damage the historic building materials.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.
- Conceal the installation of protective or code-required mechanical systems whenever possible so as not to intrude upon or detract from the aesthetic and historical qualities of the property, except where concealment would result in the alteration or destruction of historically-significant materials or spaces.
- Reconstruct part or all of a property only when it is essential to reproduce a significant missing feature in a historic district or scene, and:
 - a. The reconstruction is essential for understanding the value of a historic district;
 - b. Documentation exists to ensure an accurate reproduction of the original; and
 - c. A contemporary design solution is not acceptable.
- Make every reasonable effort to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment or to use the property for its originally-intended purpose.

COMMITTEE RECOMMENDATIONS

Reassess ability for ADA ramp to tie into Pool House terrace using existing wall opening rather than creating an additional opening in the wall.

STAFF RECOMMENDATION

Approve the certificate of appropriateness as submitted.

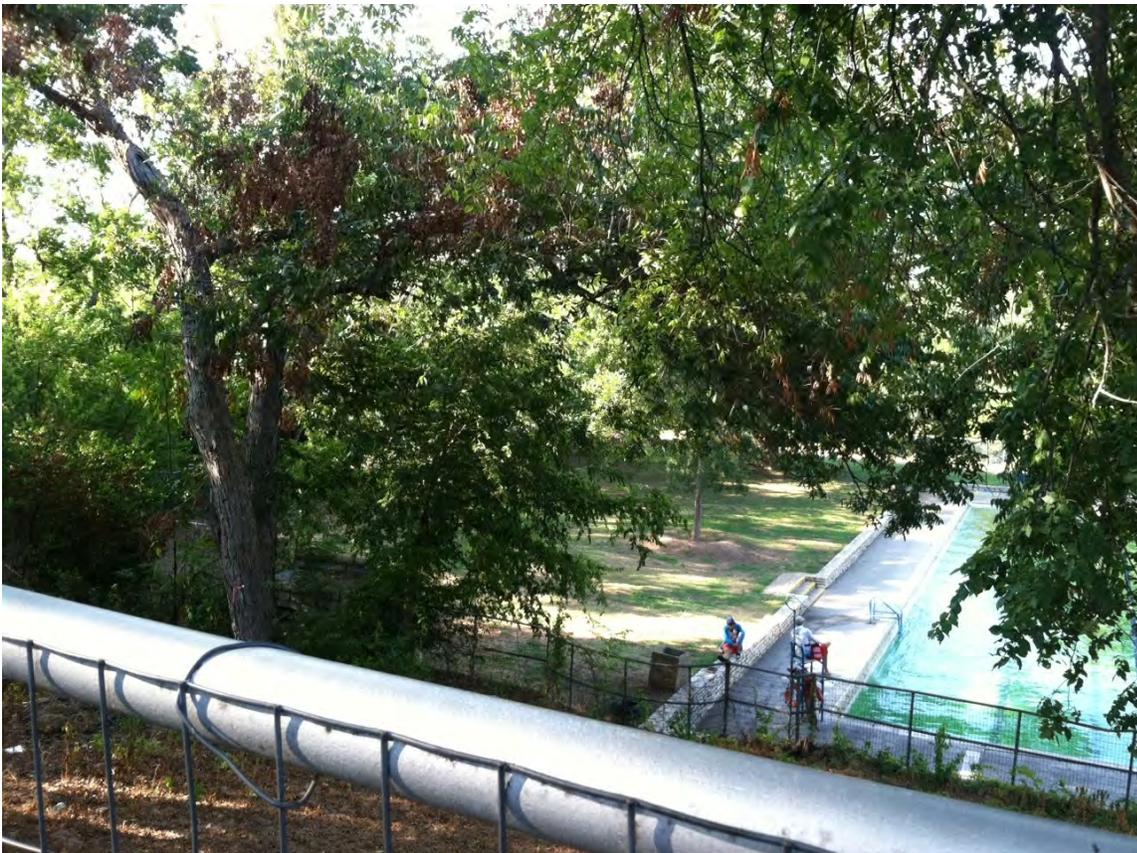
PHOTO



Views of pool looking east.



Bath house patio wall opening.



View looking down to east end of pool from Bath House patio.



Above: Fence enclosure to be removed. Well house in distance to receive limestone facade. Pool deck to be widened for life safety and accessibility. Stone landscape wall to be removed and replaced to accommodate wider deck.

Below left: Stone shed to be removed.

Below right: Well house to be given new stone facade.





Above: Current general view of pool. Close end will have new beach entry. Landscape walls to be replaced further back from pool for life safety and accessibility improvements to deck. Below Left: West end of pool to be removed and replaced with new zero entry "beach" ADA accessible. Below right: Existing pool. Walls of pool to remain and bottom to be repaired. Coping to be replaced to match existing. View across pool to fence enclosure and stone shed to be removed and well house to be given limestone facade.





Looking toward wooded area where new accessible ramp and storage building will be located.



Looking toward wooded area where new accessible ramp will be located.

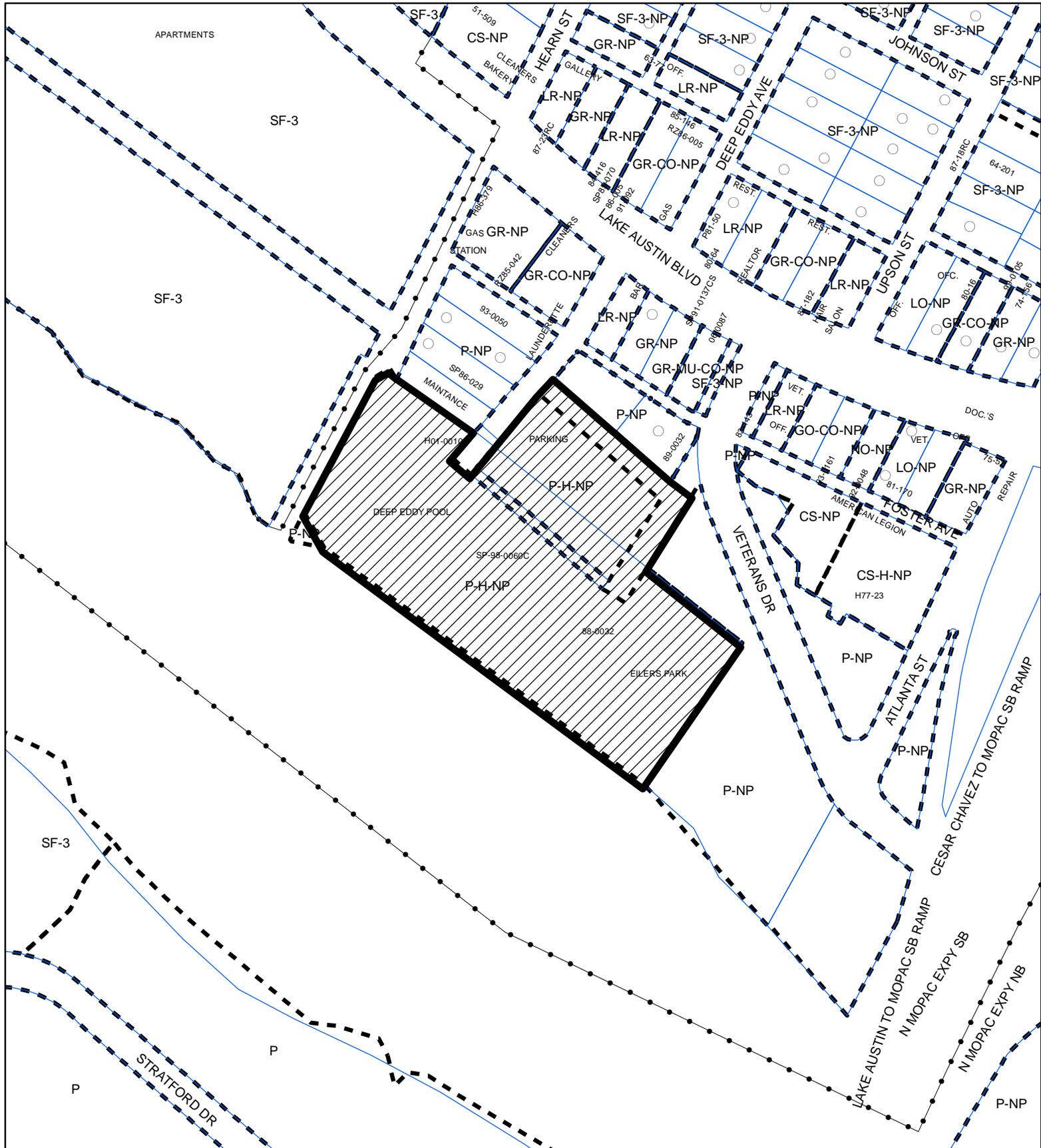


Above: Existing historic Mezzanine to remain. View toward end where ramp connection will be made.



Existing limestone building to receive new door and roof.





HISTORIC ZONING

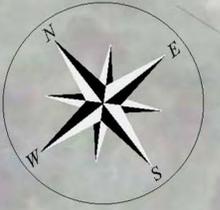
ZONING CASE#: C14H-2001-0010

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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Lady Bird Lake



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DESIGNWORKSHOP

RAYMOND CHAN & ASSOCIATES, INC.
Consulting Civil Engineers

Steinman Luevano Structures, LLP

Jose I. Guerra, Inc.

0' | 20' | 40'

DEEP EDDY MUNICIPAL POOL



ELEVATED RAMP COMBINED WITH FENCE

RAMP BEGINS AT EXISTING LANDING POINT

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ARCHITECTURE PLANNING PRESERVATION

DEEP EDDY RAMP SIMULATION